

Board of County Commissioners

Development Review

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September 23, 2002 DRC Meeting

Meeting convened at 2:08 PM.

Present: Richard Helms-Development Coordinator and Acting Chairperson, Tom Mountain-Coastal Engineering, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Rolland Shrewsbury-Environmental Health, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mrs. Keenum moved to approve the DRC minutes of September 16, 2002. Mr. Mountain seconded the motion. There was further discussion regarding the minutes.

Mrs. Keenum amended her motion to include a correction on a motion made located on page two. Mr. Mountain seconded the amended motion and the motion carried.

Old Business-

Continental Country Club-Phase III

Final Plat Review

Bob Hunt, property owner, and Bill Farner, Farner Surveyors, were present and proposing to construct an expansion of 62 mobile home lots within Continental Country Club. Mrs. Howard stated she had not received a copy of the proposed plat to review. The wrong OR book and page number shown in the joinder and consent dedication, concerns regarding the title certificate and the need for an "attest to" signature were discussed. The requested corrections were shown on the mylar. The revised deed restrictions need to be provided to the attorney. The Engineer's comments were discussed and the requested corrections have been made. Owens Surveying sent in their recommendation for approval.

Mr. Mountain moved to approve the plat, subject to all engineer and attorney corrections being made. Mrs. Keenum seconded the motion and the motion carried.

The corrected mylar is to be returned tomorrow, along with the deed restrictions, in order for the project to go before the BOCC tomorrow night.

New Business-***Ray Goodwin-Mud Bogging Race Track******Conceptual Site Plan Review***

Ray Goodwin, project agent, and Richard Olsen, Countryside Engineering, Inc., were present and proposing to locate a mud bogging race track consisting of two race lanes and a one acre "play hole" to be operated every Saturday night. A brief description of the project proposal was given. The event will take place every Saturday night and an anticipated 300-600 people are expected. Hours of operation are proposed from 6 PM until 12 AM. There will be 2 x 2 concrete pillars around the perimeter of the "play hole".

Mr. Goodwin owns and operates this same type of facility in Land-O-Lakes.

Surrounding residential areas were discussed. A letter of opposition to this project that had been received a few months ago was discussed. The Sumterville Cemetery borders the project property. The general location of the project was discussed. Illegal mud bogging tracks located in the County were discussed. There is a 2" well located on the south side of the property to be utilized for the tracks. Environmental Health requirements regarding the sale of bottled water and the use of port-o-lets were discussed.

Required electric for the event was discussed. The possibility of requiring permanent restroom facilities and a potable water supply was discussed. The proposed structures are to be 8 x 8 with tie-down straps. The applicant is proposing to have seven employees. The event will take place at a public facility and be open to the general public and will collect fees for admission. Mr. Goodwin met with DOT and Mr. Helms last week.

Expected participation was discussed. A traffic summary of other related facilities was also discussed. The proposed use and how it relates to other events was discussed. The main concern is the proposed impact of noise and lighting. The Committee discussed monitoring and recording noise levels for the first six events. The property consists of a tree barrier. The Committee discussed requiring deputies to be present during the events to assist with traffic. The ticket booth location and proposed traffic count was discussed. The proposed restroom facilities will need to be approved by Environmental Health. The event will have a concession stand with no alcohol or tobacco sales. Food preparation and requirements were discussed. Environmental Health has a 180-day time period that allows events to operate without meeting requirements. TUP's and SUP's restrictions and conditions were discussed. This particular event will require a major development SUP to go before the DRC, ZAB and BOCC for approval. The next scheduled meetings are ZAB-October 7 and BOCC-October 15. Time restrictions and hours of operation were discussed. Existing lighting, location of residences, noise levels and proposed local business impacts were also discussed. Impact fees, DOT permits, public safety accessibility and grass parking were discussed. Power lines are to be located on the site plan. Emergency access and unimproved drives were discussed. The length of the proposed racetrack in regards to public health, safety and welfare was discussed. The site plan needs to provide as much detailed information as possible. The amount of required port-o-lets and having emergency personnel on-site was discussed. There will be a dumpster on-site, along with garbage cans, for trash collection. Bleachers were discussed. There will be a 4 x 8 sign advertising the event. Required screening on the southern boundary was discussed. The property is currently fenced in barbwire.

Mr. Mountain moved to recommend approval of the conceptual plan, with conditions to be determined prior to the engineering phase. Mrs. Howard seconded the motion and the motion carried.

The applicant will be sent a list of all concerns that were discussed today.

Attorney Neal excused herself at 3:20.

Public Forum-

None

The next DRC meeting is scheduled for October 7, 2002.

Mrs. Keenum moved to adjourn. Mr. Mountain seconded the motion and the motion carried.

Meeting adjourned at 3:25 PM.